

January 24, 2001

**TO:** Mayor and City Council

**FROM:** Doug Mousel, Senior Planner

**SUBJECT:** Results of the Planning & Zoning Commission meeting, January 23, 2001

**The following item is scheduled for the February 6, 2001 City Council meeting**

**Final Plat:** Grayhawk – Phases III  
**Applicant(s):** Eldorado Ranch, Ltd.

**DESCRIPTION:**

142 Single-Family lots and two open space lots on 37.5± acres on the north side of Eldorado Parkway, 2,500± feet west of Teel Parkway. Zoned Planned Development-Single-Family-5. Neighborhood #49.

**APPROVED:** 4-0 **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

**RECOMMENDATION:**

Recommended for approval subject to:

1. Final acceptance of Grayhawk Phase I & II to provide access.
2. Additions and/or alterations to the engineering plans as required by the Engineering Department.
3. Staff approval of landscaping, screening, fencing, sidewalk, and hike and bike trail plans.
4. City Engineer approval of a waiver to the requirement for alleys.
5. City Attorney review and approval of homeowner's association documents.
6. Filing of the off-site street, alley, slope, and drainage easements prior to a city release for construction.

DM/sg

cc: Corwin Engineering 972-396-4987  
Cary Cobb 972-964-0131  
Frank Jaromin  
Donnie Mayfield  
Mack Borchardt

**Agenda No.:** 3C

**Final Plat:** Grayhawk – Phases III

**Applicant(s):** Eldorado Ranch, Ltd.

**Description:**

142 Single-Family lots and two open space lots on 37.5± acres on the north side of Eldorado Parkway, 2,500± feet west of Teel Parkway. Zoned Planned Development-Single-Family-5. Neighborhood #49.

**Remarks:**

The final plat shows 142 single-family lots and two open space lots developed to Planned Development-Single-Family-5 standards. Access will be provided from Eldorado Parkway and through Grayhawk Phase I & II and Northridge – Phase One. Off-site street, alley, slope, and drainage easements are necessary for development of the site. These easements must be obtained and filed prior to a City release for construction.

Lots backing to Eldorado Parkway will be screened by berms and landscaping in 25 feet of additional right-of-way for screening and landscaping purposes dedicated to and maintained by the homeowners association. The landscaping and berms will be installed with the development of Grayhawk Phases I & II. Hike and bike trails to be maintained by the homeowners association will be constructed within 15-foot hike and bike trail easements in accordance with the concept plan. The applicant has submitted documents to create the homeowners association to the City for review. The City Attorney will review the documents for compliance with the Subdivision Ordinance.

Alleys are not provided to serve all of the lots. The Subdivision Ordinance requires alleys to be provided along the rear of all lots, unless the City Council waives the requirement for alleys by determining that utilities and access are adequately provided to the lots. With the approval of the preliminary plat for Grayhawk, the City Council waived the requirement for alleys subject to the City Engineer determining that adequate area is dedicated for utilities and that the lots are designed without lot-to-lot drainage. The City Engineer will waive the requirement for alleys should the Engineering Department determine that these conditions are present through their review of the engineering plans.

**RECOMMENDATION:**

Recommended for approval subject to:

1. Final acceptance of Grayhawk Phase I & II to provide access.
2. Additions and/or alterations to the engineering plans as required by the Engineering Department.
3. Staff approval of landscaping, screening, fencing, sidewalk, and hike and bike trail plans.
4. City Engineer approval of a waiver to the requirement for alleys.
5. City Attorney review and approval of homeowner's association documents.
6. Filing of the off-site street, alley, slope, and drainage easements prior to a city release for construction.